

**AGENDA**  
**THE HAMILTON COUNTY RURAL ZONING COMMISSION**  
**REGULAR MEETING**

**Room 805-B, Administration Building**

**December 17, 2015**  
**1:00 P.M.**

**Joel Cornelius, Chairman/Presiding Officer**

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**1. MEETING CALLED TO ORDER**

**2. ROLL CALL OF COMMISSIONERS**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES OF REGULAR MEETING**

**5. ADMINISTRATIVE ITEMS:**

ADM01: Annual Organization Meeting – Election of Officers  
David Steinriede – Chairman (exp 2016)  
Christian James – Vice-Chair (exp 2017)

**6. PUBLIC HEARINGS**

**MAJOR ADJUSTMENT:**

A. CASE: Green 2009-06; Mercy Hospital Outlot  
REQUEST: Major Adjustment in an existing "OO" Planned Office district  
PURPOSE: To modify and approved Zoning Compliance Plan to add additional parking spaces on the northeast corner of the development.  
APPLICANT: Brett Oberholzer, Champlin Architecture (applicant); Mercy Hospitals West (owner)  
LOCATION: Green Township: on the northeast corner of the North Bend Road and Mercy Health Boulevard intersection (Book 550, Page 74, Parcel 148)

**7. OLD BUSINESS**

**8. NEW BUSINESS**

**9. SCHEDULED PUBLIC HEARINGS:**

A. CASE: Columbia 2016-01; Wooster South Retail  
REQUEST: Approval of a Planned Unit Development in an "E SPI-SC" Retail Special Public Interest District  
PURPOSE: To convert an existing Restaurant into a Micro-Brewery with additional parking and a potential future building  
APPLICANT: Yan Nasilevich, PDT Architects LLC (applicant); Panichachai LLC (owner)  
LOCATION: Columbia Township: 4002 Plainville Road, on the northeast corner of Plainville Road and Murray Avenue (Book 520, Page 171, Parcels 216 and 453)

B. CASE: Columbia 2016-02; Sweeney Parking  
REQUEST: Approval of a Planned Unit Development (PUD) in an "E SPI-SC" Retail Special Public Interest District  
PURPOSE: For the purposes of demolishing a commercial single-family home and creating additional auto sales space for Mark Sweeney Buick GMC  
APPLICANT: Jonathan R. Evans, Evans Engineering (applicant) Mark Sweeney Buick GMC, Inc. (owners)  
LOCATION: Columbia Township: 5286 Ridge Avenue, on the east side of Ridge Avenue, 82 feet north of Donald Street (Book 520, Page 271, Parcel 31)

C. CASE: Green 2016-01; North Bend Road Lawn Care  
REQUEST: FROM: "C" Single Family Residence and "O" Office  
TO: "EE" Planned Retail  
PURPOSE: For the purposes of making improvements to existing buildings and constructing two new buildings to house a landscape maintenance, direct supply and design services company  
APPLICANT: Chris Gum, Upscale Lawn Care (applicant)  
LOCATION: Green Township: on the east side of North Bend Road, north of Westwood Northern Boulevard (Book 500, Page 61, Parcels 134, 137, 138 and 356)

**10. DATE OF NEXT MEETING:** January 21, 2016

**10. ADJOURNMENT**

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